

**Missoula City Council Land Use and Planning Committee Minutes - DRAFT**

**December 14, 2022**

**9:00 am**

**Council Chambers (in person) or TEAMS (virtually)**

**Attend in person: City Council Chambers, 140 W Pine, Missoula MT**

**Members present:** Stacie Anderson, Daniel Carlino, John P. Contos, Sierra Farmer, Gwen Jones, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, Heidi West

**Members absent:** Mirtha Becerra, Kristen Jordan

**1. ADMINISTRATIVE BUSINESS**

The meeting was called to order at 9:01 a.m.

**1.1 Roll Call**

Amanda Vermace called the roll.

**1.2 Approval of the Minutes**

**1.2.1 Approval of the Minutes from December 7, 2022**

The minutes were approved as submitted.

**2. PUBLIC COMMENT**

There was no public comment for items not listed on the agenda.

**3. COMMITTEE BUSINESS**

**3.1 Historic Preservation Appointment**

Committee chair Mike Nugent, introduced the subject item. There was no discussion held.

Jennifer Savage and Sandra Vasecka joined the meeting around 9:05 a.m.

**Moved by:** Gwen Jones

Appoint Ezra Williams to serve as a voting member on the Historic Preservation Commission for a term beginning January 1, 2023 and ending of December 31, 2025.

AYES: (6): Daniel Carlino, John Contos, Sierra Farmer, Gwen Jones, Mike Nugent, and Amber Sherrill

ABSTAIN: (1): Jennifer Savage

ABSENT: (5): Stacie Anderson, Mirtha Becerra, Kristen Jordan, Sandra Vasecka, and Heidi West

**Vote results: Approved (6 to 0)**

### **3.2 Our Missoula Growth Policy Update and Code Reform**

Informational item only.

Ben Brewer, Planning Supervisor with the Community Planning division in the Community Planning, Development and Innovation department (CPDI), introduced members on the project team. Mr. Brewer went over the background of the project for the Our Missoula Growth Policy update and Code Reform. He also provided a timeline for the different phases of completion.

Heidi West joined the meeting at 9:15 a.m.

Ashley Brittner Wells, the Community Engagement Specialist with CPDI shared details on the Our Missoula Kick-off meeting that was held on Tuesday, December 13, 2022. There was over 200 people that attended in-person and the event was also streamed online. Mr. Brewer gave some insight on what to look forward to over the next phase of the project. He introduced one of the projects consultants, Peter Park. Mr. Park shared some history on how Missoula evolved into present day. The detailed slides are available on eScribe. Since 2015, the city has created a lot of policies and the hope would be to use those tools to help create more clear guiding processes.

Stacie Anderson joined the meeting around 9:30 a.m.

After the presentation, the committee held discussion. Many of the members expressed their admiration and appreciation for the project. Some topics discussed included the creation of a new zoning map once the codes get updated. They also discussed equity goals, updating policy language and zoning maps, timeline for completion, incentives, and connectivity. They expressed the desire to see visual tools that could help make the project easier to understand and plans for public engagement. The project team do plan to continue with community outreach and mentioned the importance of the feedback. Lisa Davey, with Common Good Missoula also added to the conversation. Common Good Missoula has partnered with the city on this project and her role is to hold a lot of small meetings with residents of Missoula to ensure all the community will be heard. The last topic discussed regarded to managing expectations.

The committee took a recess at 10:30 a.m.

### **3.3 Minor Subdivision request for 316 and 320 Expressway-Grant Creek Phase II Lot 22**

The meeting resumed at 10:38 a.m.

Spencer Starke, associate planner with the Community Planning, Development and Innovation department, gave a presentation regarding the subject item. He introduced the item and shared a visual of the property location. He also went over the existing conditions of the property as well as the proposed subdivision plat. Mr. Starke went over the review criteria process and covered each item. The review include;

- Growth Policy and Zoning
- Agriculture and Agricultural Water Use Facilities

- Local Services
- Natural Environment, Wildlife & Wildlife Habitat
- Public Health and Safety

This proposal would require conditions of approval and the applicant has also requested a variance. Mr. Starke went over each of the conditions and the variance request. He also provided the staff recommendations. In total, there were seven (7) conditions of approvals and staff found no issues with the variance request.

Ken Jenkins, President for Montana Northwest Company, expressed that the request was simple but he would be available for questions.

**Moved by:** Amber Sherrill

Approve the variance request for the Grant Creek Phase II Lots 22A and 22B minor subdivision to deviate from Article 3, Section 3-020 Table .2A, 3-020.3.C and 3-020.15.D(1) of the City Subdivision Regulations which prescribe road design standards for Urban Collector Minor Arterial Roads requiring 80 feet of right-of-way, five-foot wide sidewalks, and seven-foot wide boulevards based on the findings of fact in the staff report.

Approve the Grant Creek Phase II, Lots 22A and 22B Minor Subdivision at 316 and 320 Expressway, based on the findings of fact and subject to the conditions of approval in the staff report.

AYES: (10): Stacie Anderson, Daniel Carlino, John Contos, Sierra Farmer, Gwen Jones, Mike Nugent, Jennifer Savage, Amber Sherrill, Sandra Vasecka, and Heidi West

ABSENT: (2): Mirtha Becerra, and Kristen Jordan

**Vote results: Approved (10 to 0)**

### **3.4 West End Homes Major Subdivision, Annexation, Zoning Upon Annexation, and Sxwtpqyen Master Site Plan Review**

Pre-public hearing informational item only.

Cassie Tripard, Planning supervisor with the Community Planning, Development and Innovation department, introduced the subject item. Ms. Tripard provided visuals of property location. She also discussed the surrounding areas and went over the annexation policy, existing site conditions and prior use. Additionally, Ms. Tripard covered the subdivision proposal as well as the review criteria. The review criteria include;

- Growth Policy and Zoning
- Agriculture and Agricultural Water Use Facilities
- Local Services
- Natural Environment, Wildlife & Wildlife Habitat
- Public Health and Safety

The proposal has been the first request in the Sxwtpqyen Neighborhood since the approval of the Sxwtpqyen Master Plan. The subdivision request does have four (4) zoning districts being requested. These districts include;

- OS Open Space
- T3 Neighborhood Edge
- T4-R Neighborhood General - Restricted
- T4-O Neighborhood General - Open

The zoning would be approved upon the annexation of the property. Cassie Tripard covered the same review criteria as above, but it related to the annexation. Lastly, Ms. Tripard went over the two (2) variance requests and the conditions of approval tied to the project. There was a total of ten (10) conditions of approval.

Joe Dehnert, a representative for the applicant Evergreen Housing Solutions, LLC were available. Ms. Tripard explained the meaning of Form Base Code and Mansion Apartments. The committee discussed the housing affordability aspect of the property, the property water rights, the variance request, neighborhood connectivity, visuals of the mansion apartments, and how the different housing types will blend with the neighborhoods in the area. They also discussed the options allowed in the proposed zoning districts. Only housing is being proposed but some areas would allow for commercial use.

The public hearing has been scheduled for Monday, December 19, 2022.

#### **4. ADJOURNMENT**

The meeting was adjourned at 11:39 a.m.